

RENTAL MARKET REPORT

Charlottetown CA

Canada Mortgage and Housing Corporation

Date Released: December 2006

For the fifth year in a row, the vacancy rate for apartment structures containing three or more units in the Charlottetown CA increased from the record low of 1.8 per cent, recorded in 2001. Although the average vacancy rate edged up from 4.4 per cent in October 2005 to 4.8 per cent this year, rental demand still remains healthy in historical terms. Over the last ten

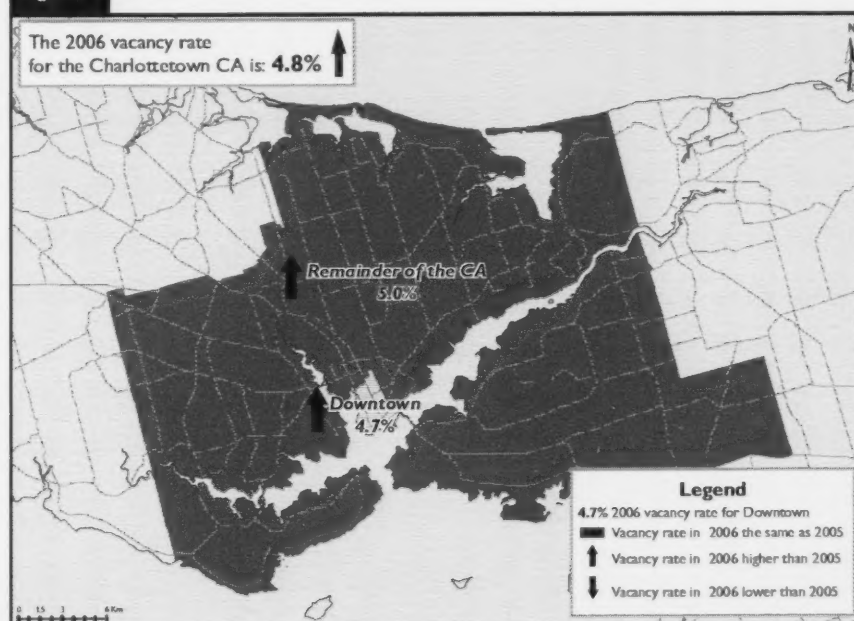
years the average annual vacancy rate for rental apartments was 3.9 per cent.

Overall, 183 of the 3,800 rental apartment units in Charlottetown were vacant this October. However, compared to previous years, when the vacant units were spread fairly evenly across all unit types, the majority of the vacant units in 2006

In this Issue

- 2 Average Rents Increase in 2006
- 3 Most Expensive Units Remain Popular
- 4 More Units Available than the Vacancy Rate Suggests
- 4 Homeownership Remains Attractive
- 5 Rental Rates to Increase in 2007
- 6 National rental vacancy rate inches down to 2.6 per cent

Figure 1



SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. New! CMHC's electronic suite of national standardized products is now available for free.

were two bedroom. This year's survey concluded that 130 two bedroom units were vacant compared to 93 units in 2005. The end result of this was that the vacancy rate for two bedroom units rose from 3.9 per cent last year to 5.2 per cent in 2006. One bedroom units posted fewer vacant units this year, with the vacancy rate falling to 3.5 per cent from 4.1 last year.

With only 43 new rental units eligible for the October 2006 survey, compared to 99 units for the October 2005 survey, the slight increase in the vacancy rate was not unexpected. These units are in addition to the almost 450 rental units completed in the capital since January 2000. The rental activity since 2000 represents a substantial increase in supply over the annual average of 70 rental starts recorded in the previous ten years. As a result, the vacancy rate in Charlottetown has risen from the record low of 1.8 per cent in 2001 to the current level of 4.8 per cent. However, the rise in the vacancy rate is expected to have a negative impact on the need for new rental supply in 2007.

At the zone level, there were no notable changes in rental demand from last year's survey results. In previous surveys the peripheral area of Charlottetown (Zone 2) posted a lower vacancy rate than the Downtown Core (Zone 1). However, this trend was reversed in 2005 and continued in 2006. Zone 1 posted a vacancy rate of 4.7 per cent up from 4.2 per cent, but still lower than the 5.0 per cent posted in Zone 2. The fact that Zone 1 is now seeing a lower vacancy rate than the periphery area, is significant as the vast majority of new rental units are located in the downtown. As such, this indicates that renters

are showing a preference for the downtown area.

The demand for one bedroom units continues to remain strong posting the lowest vacancy rate. The vacancy rate for one bedroom units in Zone 1 dropped from 4.4 per cent last year to 3.4 per cent this year, the second lowest rate recorded in the 2006 survey. In Zone 2 the demand for one bedroom units was also strong, but there was a slight increase in the number of vacant units, with the vacancy rate rising to 4.3 from 3.1 per cent.

Households looking for rental accommodations in Charlottetown's downtown area had an easier time finding vacant two bedroom units than they did last year. The vacancy rate for two bedroom units was the highest among all bedroom types. There was also a significant rise in the vacancy rate between 2005 and 2006, with the rate rising from 3.0 to 5.3 per cent. This increase can be explained by the strong levels of new construction, as the vast majority of new units are two bedroom units in Zone 1. It is

expected that these units will take some time to be absorbed by the market.

Average Rents Increase in 2006

Overall, the average rent in Charlottetown advanced to \$597 per month in 2006. This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Charlottetown CA, the average rent for all bedroom types in existing structures increased by 3.9 per cent in October 2006 compared to a year ago.

This increase is very close to the 3.5 per cent increase allowed by the Island Regulatory and Appeals Commission (IRAC), which manages residential rental increases on the Island, for unheated units. However,

Figure 2

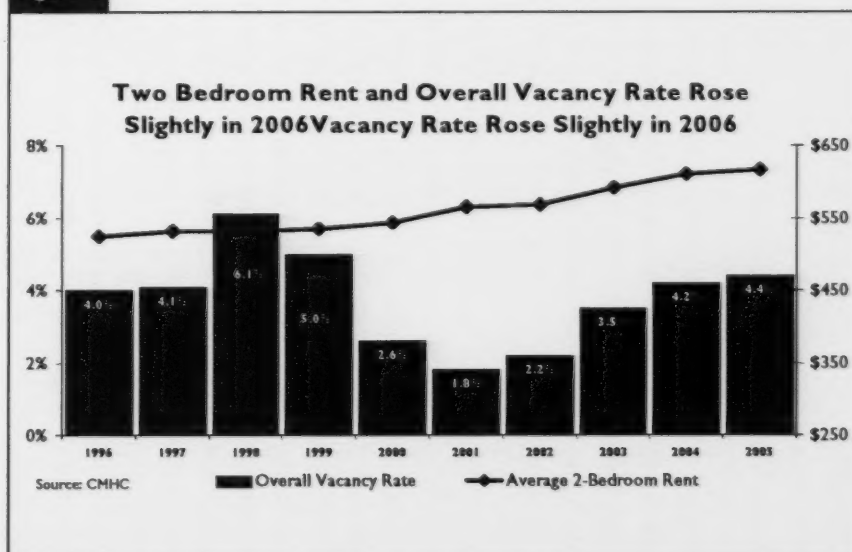
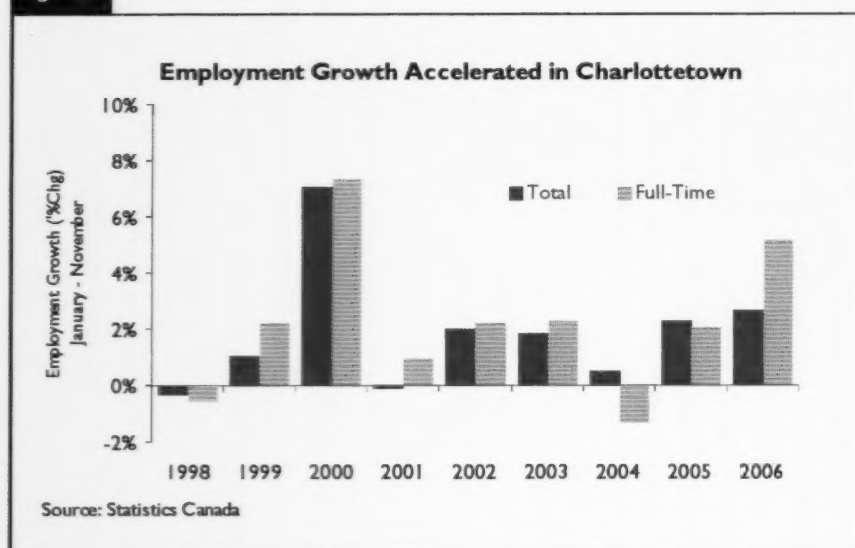


Figure 3



it is still less than half of the 7.5 per cent increase allowed for heated units, which make up a significant portion of the local rental market. The fact that rents increased less than the allowable amount suggests that the market experience increased competitive pressures in 2006. With average vacancy rates moving up in recent years, tenants have had more and more choice in rental accommodations. Additionally, rental properties face competition in the form of favorable home buying conditions. Both factors contributed to landlords and property managers curbing rent increases to keep their rental units competitively priced.

For the Charlottetown CA, the average rent for a two bedroom apartment in existing structures increased by 4.0 per cent in October 2006 compared to a year ago.

Most Expensive Units Remain Popular

With the exception of the least expensive units (\$400-\$499), the October 2006 Survey showed that once again the units with the highest average rents posted the lowest average vacancy rates. In contrast to the 2005 survey which showed mixed results, this year's survey revealed an increase in the vacancy rate across all rent ranges.

Rental apartment units in the Charlottetown area with rents ranging from \$700-\$799 per month showed an average vacancy rate of 3.3 per cent in 2006, up from 2.0 per cent during the same period last year. The most expensive units in the Charlottetown CA, those with an average rent above \$800, had the second lowest vacancy rate in this year's survey at 3.2 per cent. These results reinforce the trend that the most expensive units, which also tend to be the newest, remain

popular with renters. Recently the only year when this trend did not hold true was 2004, when there was a large number of new high-end units added to the survey that required more time to be fully absorbed. The largest change in the vacancy rate by rent range came from units that rent for \$600-\$699, where the average vacancy rate increased from 3.5 to 6.4 per cent.

The vacancy rate for units in the \$400 to \$499 per month rent range posted little change in 2006 rising from 1.7 to 2.3 per cent. Although this price range posted the lowest vacancy rate it is important to note that there are relatively few units in this category.

Largest Buildings Record the Lowest Vacancy Rate

According to the Survey, larger rental apartment buildings in the Charlottetown area are slightly more popular than smaller buildings with fewer rental units. In October, the largest apartment buildings in the rental market, those with 50-99 units had a vacancy rate of 1.5 per cent compared to the average vacancy rate of 5.3 per cent for buildings with only 3 to 5 units. This is a substantial change from 2005, where the largest apartment buildings containing 50 to 99 rental units had the highest vacancy rate of 7.0 per cent. This shift in the vacancy rate can be explained by the addition of several large, high-end projects to the survey in 2004 which required a protracted period of time to be fully absorbed.

More Units Available than the Vacancy Rate Suggests

For the second consecutive year, in addition to the vacancy and rent data that is collected each year as part of the annual Rental Market Survey, landlords and property managers were asked about rental unit availability.

The apartment availability rate in Charlottetown remained unchanged this year at 6.8 per cent, which is two percentage points higher than the apartment vacancy rate. Availability rates by bedroom types are within 2.1 to 3.7 percentage points of the vacancy rate.

There is a relatively larger gap between availability and vacancy rates for the larger two and three bedroom apartments compared to the smaller bachelor and one bedroom apartments. One possibility is that attractive homeownership conditions have influenced more tenants of these apartment types to "give notice" this year. Low mortgage rates continued to keep homeownership within the reach of many renter households.

Homeownership Remains Attractive

Many factors are considered to have an impact on rental demand in any given market. This includes but is not limited to employment growth, migration patterns and shelter costs.

Employment growth and continued positive migration helped sustain the healthy level of rental demand in Charlottetown. In the first ten months of 2006, employment grew by more than 3 per cent from the

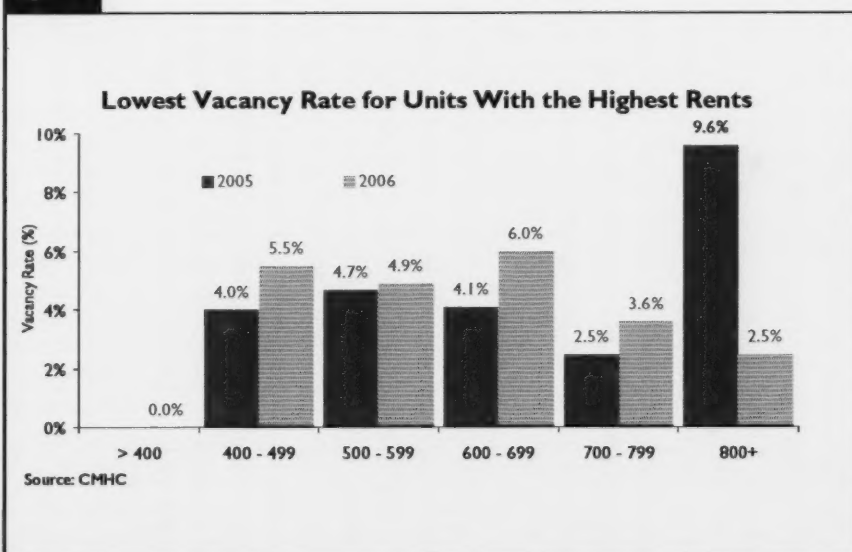
same period in 2005, resulting in a new record high level of employment. The other part of this that bodes well for the Capital Region is that all of the employment gains came from full-time positions. The local labour force also posted an increase over the same period but at a slower pace than employment which resulted in a decline in the unemployment rate.

Although Queens County, like most parts of the Maritimes, has seen people heading west for higher salaries and greater job opportunities, there has been an overall inflow of people to the area. This has been fueled in part by employment growth which has had a positive impact on migration as people are attracted to the region with the diversification of the local job market. During the past five years there has been a few key trends. The first is urbanization which has helped most cities across the county. In the Charlottetown area, this is occurring as Islanders from other parts of the province relocate to the Capital Region in

search of higher education or better job opportunities.

Analyzing Statistics Canada's Tax Filer Data from 2000-2005, shows that more than half of the 1,750 people that moved to the capital region came from elsewhere on the Island. Queens County has been the only county in the province to record consistent levels of in-migration over the past five years. In 2005 alone, Queens County picked up almost 330 new residents, while both Kings and Prince Counties posted a net outflow of people. Another trend has been the limited out migration in the 18-24 age cohort, while other regions of the province have been experiencing significant out-migration from this age group. Retention of the Island's youth is meaningful from the standpoint that the younger population is traditionally the most likely to rent compared to older age groups. The 2001 census highlighted this, showing that almost 90 per cent of households where the primary maintainer was less than 25 years old rented.

Figure 4



Another influence that appears to have an impact on the Charlottetown rental market is the cost of homeownership relative to the cost of renting. In 2001, rental demand in the Charlottetown area was considered relatively strong, with an average vacancy rate for two bedroom apartments at 1.8 per cent, compared to the vacancy rates of 5.6 and 6.9 per cent recorded only two and three years earlier.

These favorable home-buying conditions brought about by historically low mortgage rates has likely afforded many rental households the ability to meet the financial requirements of homeownership. This likely has contributed to the gradual increase in vacancies in larger units as tenants have shifted to homeownership.

Vacancy Rates Expected to Fall

As a result of the higher level of rental construction in 2006, the average vacancy rate is expected to rise again in the 2007 survey, continuing the trend of increasing vacancy rates seen in each of the past five years. One reason for the significant increase in rental units, has been developers wanting to take advantage of historically low financing conditions. Contributing to this has been the recent increases in labour, material and land costs. In essence, some of the future new rental supply has been brought to the market sooner, at the risk of being fully absorbed over a longer period of time.

The average apartment vacancy rate is expected to be in the 4.5 to 5.0 per cent range in October 2007.

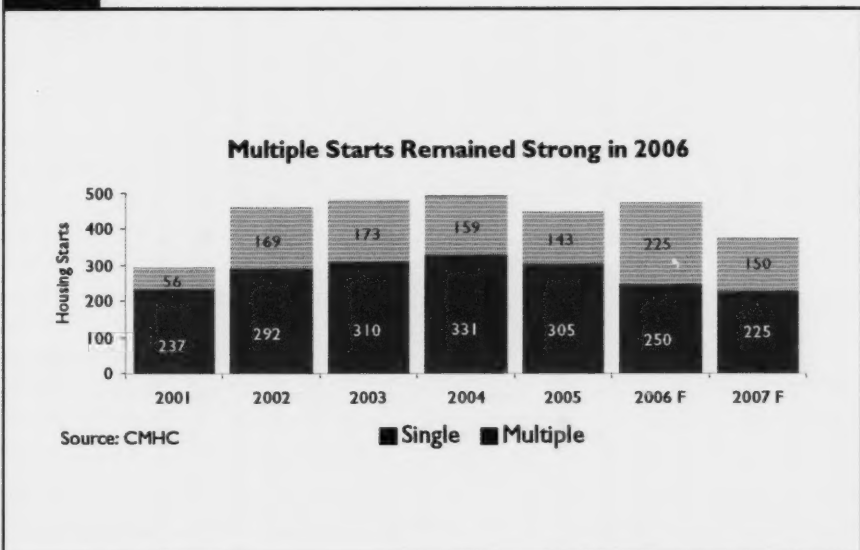
Rental Rates to Increase in 2007

With the surge in rental construction this year the average two bedroom rent increase next year is expected to match the 2007 allowable IRAC rent increase of 3.0 per cent.

An increase in demand in 2007 will put landlords and property owners into a better bargaining position. Expect rents to increase at a pace more reflective of the ever-increasing costs associated with the management of rental properties. This would include, but is not limited to, the increasing costs of heat and maintenance,

Though fewer new high-end rental units are expected to hit the market in the short-term, when compared to the past five years, the average rents are still forecast to advance by between 2.5 and 3.0 per cent in 2007.

Figure 5



National rental vacancy rate inches down to 2.6 per cent

The average rental apartment vacancy rate in Canada's 28 major centres¹ decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the

major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two bedroom apartments in new and existing structures were in Toronto (\$1,067) and Vancouver (\$1,045), followed by Calgary (\$960) and Ottawa (\$941). The lowest average monthly rents for two bedroom apartments in new and existing structures were in Trois-Rivières (\$488) and Saguenay (\$485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for

Apartment Vacancy Rates (%) by Major Centres

	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	2.7	2.6

condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Montréal. The highest average monthly rents for two bedroom condominium apartments were in Toronto (\$1,487), Vancouver (\$1,273), and Calgary (\$1,257). All

surveyed centres posted average monthly rents for two bedroom condominium apartments that were higher than average monthly rents for two bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two bedroom unit in the secondary rental market (dwelling types² other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

Rental Market Survey – now also done in the spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.

¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

² CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.



RMS ZONE DESCRIPTIONS - CHARLOTTETOWN CA	
Zone 1	Downtown - South of Buchanan Dr and Montgomery Dr to Mount Edward Road; West of Mount Edward Road to St Peters Road; South of Belmont Street to Kensington Road; South of Park Street and extending all the way to the Bay.
Zone 2	Peripheral - Remainder of Charlottetown.
Zones 1-2	Charlottetown CA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto and Vancouver Reports

Secondary Rented Unit Data *

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

* New Surveys - Please refer to the Methodology section for additional information.

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Charlottetown CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Downtown	**	**	4.4 c	3.4 d	3.0 b	5.3 c	**	**	4.2 b	4.7 b
Zone 2 - Peripheral	**	6.8 a	3.1 d	4.3 c	5.1 d	5.2 b	**	0.0 a	4.7 c	5.0 b
Charlottetown CA	**	**	4.1 c	3.5 c	3.9 c	5.2 b	**	**	4.4 b	4.8 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Charlottetown CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total											
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006										
Zone 1 - Downtown	406	a	424	a	488	a	506	a	637	a	653	a	759	a	732	a	582	a	597	a
Zone 2 - Peripheral	425	a	419	a	480	a	504	a	592	a	617	a	**		740	a	570	a	599	a
Charlottetown CA	408	a	423	a	486	a	505	a	617	a	638	a	760	a	733	a	578	a	597	a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

**1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006
by Zone and Bedroom Type
Charlottetown CA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	**	144	27 d	807	74 c	1,411	**	130	118 b	2,492
Zone 2 - Peripheral	1 a	15	9 c	202	56 b	1,080	0 a	11	65 b	1,308
Charlottetown CA	**	159	36 c	1,010	130 b	2,490	**	141	183 b	3,800

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%)
by Zone and Bedroom Type
Charlottetown CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Downtown	**	**	5.6 c	5.5 c	6.0 b	7.2 b	**	**	6.5 b	6.8 b
Zone 2 - Peripheral	**	6.8 a	8.1 c	5.4 c	7.3 c	7.1 a	**	0.0 a	7.5 c	6.7 a
Charlottetown CA	**	**	6.2 c	5.5 c	6.6 b	7.2 b	**	**	6.8 b	6.8 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Charlottetown CA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Charlottetown CA										
Pre 1940	0.0 d	0.0 d	**	3.9 d	5.9 d	**	**	**	5.8 d	3.2 d
1940 - 1959	**	**	**	**	**	**	**	**	4.1 d	**
1960 - 1974	**	**	**	**	**	10.0 c	**	**	**	8.4 c
1975 - 1989	**	2.0 c	2.2 c	3.6 c	5.5 c	5.9 b	**	**	4.6 c	5.1 b
1990 - 1999	n/u	n/u	0.0 d	0.0 c	0.5 b	3.4 c	**	**	1.8 c	3.2 d
2000+	n/u	n/u	**	**	3.6 c	**	**	**	4.5 c	**
Total	**	**	4.1 c	3.5 c	3.9 c	5.2 b	**	**	4.4 b	4.8 b

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

**1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Charlottetown CA**

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Charlottetown CA										
Pre 1940	416 b	401 a	462 a	477 a	562 a	594 a	664 a	715 b	519 a	533 a
1940 - 1959	380 a	402 a	461 a	483 b	570 a	576 a	720 a	**	506 a	523 b
1960 - 1974	409 c	407 c	473 a	481 a	542 a	574 a	**	702 a	512 a	555 a
1975 - 1989	458 a	472 a	496 a	522 a	582 a	606 a	**	832 b	558 a	584 a
1990 - 1999	n/u	n/u	582 a	577 a	662 a	697 a	**	**	672 a	690 a
2000+	n/u	n/u	665 c	636 b	865 b	887 b	**	**	824 b	818 b
Total	408 a	423 a	486 a	505 a	617 a	638 a	760 a	733 a	578 a	597 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Charlottetown CA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Charlottetown CA										
3 to 5 Units	0.0 d	0.0 d	**	**	5.1 d	3.8 d	**	**	5.0 d	5.3 d
6 to 19 Units	**	**	4.9 d	3.6 d	3.8 d	6.0 b	**	**	4.6 c	5.5 b
20 to 49 Units	9.6 a	5.0 a	3.9 a	3.2 a	3.4 b	3.2 a	**	0.0 a	3.7 b	3.2 a
50 to 99 Units	**	**	1.9 a	0.0 a	5.6 a	3.3 a	**	**	3.0 a	1.5 a
100+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	**	**	4.1 c	3.5 c	3.9 c	5.2 b	**	**	4.4 b	4.8 b

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.3.2 Private Apartment Average Rents (\$)
by Structure Size and Bedroom Type
Charlottetown CA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Charlottetown CA										
3 to 5 Units	360 b	370 b	461 a	484 a	572 a	590 a	680 a	721 b	533 a	550 a
6 to 19 Units	402 a	416 a	470 a	483 a	596 a	618 a	804 b	712 a	567 a	585 a
20 to 49 Units	439 a	451 a	502 a	522 a	651 a	678 a	**	838 a	608 a	636 a
50 to 99 Units	**	**	556 a	583 a	938 a	940 a	**	**	679 a	698 a
100+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	408 a	423 a	486 a	505 a	617 a	638 a	760 a	733 a	578 a	597 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

1.4 Private Apartment Vacancy Rates (%)
by Rent Range and Bedroom Type
Charlottetown CA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Charlottetown CA										
LT \$400	**	0.0 a	3.4 d	0.0 a	n/s	n/s	n/s	n/s	**	0.0 a
\$400 - \$499	2.7 c	9.8 c	4.5 b	5.2 c	1.7 c	2.3 c	0.0 a	n/s	4.0 b	5.5 b
\$500 - \$599	n/s	**	3.5 c	3.6 c	5.1 b	5.4 b	0.0 a	0.0 a	4.7 b	4.9 b
\$600 - \$699	n/s	n/s	0.0 a	0.0 a	3.5 c	6.4 b	**	5.7 d	4.1 b	6.0 b
\$700 - \$799	0.0 a	n/s	0.0 a	0.0 a	2.0 b	3.3 d	5.0 d	6.0 d	2.5 b	3.6 c
\$800+	100.0 a	0.0 a	**	0.0 a	1.7 c	3.2 d	21.6 d	0.0 a	9.6 c	2.5 c
Total	**	**	4.1 c	3.5 c	3.9 c	5.2 b	**	**	4.4 b	4.8 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Charlottetown CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Downtown	**	**	4.4 c	3.3 d	3.0 b	5.3 c	18.3 d	**	5.6 b	6.2 b
Zone 2 - Peripheral	**	6.8 a	3.1 d	4.3 c	5.4 d	5.1 b	**	4.5 a	5.0 c	5.0 a
Charlottetown CA	6.0 d	**	4.1 c	3.5 c	4.0 c	5.2 b	16.9 d	14.7 c	5.4 b	5.8 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$)
by Zone and Bedroom Type
Charlottetown CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Downtown	406 a	424 a	488 a	505 a	637 a	654 a	825 a	844 a	602 a	619 a
Zone 2 - Peripheral	425 a	419 a	480 a	504 a	594 a	619 a	702 a	723 a	576 a	605 a
Charlottetown CA	408 a	423 a	486 a	505 a	618 a	639 a	809 a	823 a	593 a	614 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Charlottetown CA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	**	145	27 d	816	77 c	1,446	**	319	169 b	2,726
Zone 2 - Peripheral	1 a	15	9 c	202	56 b	1,095	3 a	66	68 a	1,378
Charlottetown CA	**	160	36 c	1,018	133 b	2,540	57 c	386	237 b	4,104

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Charlottetown CA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1 - Downtown	**	**	5.6 c	5.5 c	5.9 b	7.4 b	20.8 d	17.4 d	7.7 b	8.1 b
Zone 2 - Peripheral	**	6.8 a	8.1 c	5.4 c	7.7 c	7.0 a	**	7.5 a	7.7 b	6.8 a
Charlottetown CA	6.0 d	**	6.2 c	5.5 c	6.7 b	7.2 b	19.1 d	15.7 d	7.7 b	7.7 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix links](#) for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the 2005 and 2006 Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at <http://www.cmhc.ca/>

You can also reach us by phone at 1 800 668-2642 or by fax at 1 800 245-9274.

Outside Canada call (613) 748-2003 or fax to (613) 748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1 800 668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for **free** on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to <http://www.cmhc.ca/housingmarketinformation>

For more information on MAC and the wealth of housing market information available to you, visit us today at <http://www.cmhc.ca/housingmarketinformation>

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.

©2006 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; (613) 748-2367 or 1 800 668-2642

For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility. F

10/24/06



NEW SURVEYS AND NEW REPORTS

We Consulted ... Clients Spoke ... We Listened

Announcing enhancements to CMHC's Market Analysis Products and Services

Clients told us

that Canada Mortgage and Housing Corporation (CMHC) products and services are their best source of housing market information. They rely on them for comprehensive and up-to-date facts and forecasts. Clients also pointed out ways to make our products even better:

- Secondary Rental Market Information
- Additional Spring Rental Market Survey
- Annual Renovation Expenditure Survey Covering 10 Major Centres
- Publications for Additional Centres

Find out More!

Starting December 2006 and throughout 2007, CMHC will introduce enhancements to benefit all market participants. To find out more visit our website regularly and subscribe to CMHC's FREE Market Analysis electronic products at: www.cmhc.ca/housingmarketinformation